



County of Los Angeles
CHIEF EXECUTIVE OFFICE

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"To Enrich Lives Through Effective And Caring Service"

February 24, 2015

ADOPTED

BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

22 OF FEBRUARY 24, 2015

Dear Supervisors:


PATRICK OGAWA
ACTING EXECUTIVE OFFICER

**DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
AWARD DESIGN-BUILD CONTRACT FOR FOUR PROJECT COMPONENTS:
SEISMIC RETROFIT COMPLIANCE AND INPATIENT CONSOLIDATION PROJECT
SPECS. NO. 7228; CAPITAL PROJECT NO. 69774
INFRASTRUCTURE PROJECT
SPECS. NO. 7229; CAPITAL PROJECT NO. 69663
NEW OUTPATIENT FACILITIES PROJECT
SPECS. NO. 7230; CAPITAL PROJECT NO. 69656
ACCESSIBLE GYMNASIUM, WELLNESS AND AQUATIC
THERAPY CENTER PROJECT
SPECS. NO. 7322; CAPITAL PROJECT NO. 87213
FOURTH DISTRICT
(3 VOTES)**

SUBJECT

Approval of the recommended actions will make necessary environmental findings for the Rancho Los Amigos National Rehabilitation Center Project, reallocate budget within the four Board-approved Project components budgets with no increase in the previously Board-approved total Project budget, and authorize the Director of Public Works, or her designee, to award and execute a design-build contract to McCarthy Building Companies, Inc., for completion of four Project components of the Rancho Los Amigos National Rehabilitation Center Project.

IT IS RECOMMENDED THAT THE BOARD:

1. Find that the award and execution of the design-build contract are within the scope of the environmental impacts analyzed in the previously certified Environmental Impact Report as amended by the certified Addendum No. 1 and certified Addendum No. 2 for the Rancho Los Amigos National Rehabilitation Center Project, as refined.
2. Approve and find the Wayfinding Tower exempt from the California Environmental Quality Act for the reasons stated herein and in the record of the proposed Project.
3. Find that McCarthy Building Companies, Inc., is the responsive and responsible bidder that submitted the best value and most advantageous proposal to the County for design and construction of Rancho Los Amigos National Rehabilitation Center Project using the design-build project delivery method, based on the best value criteria stated in the Request for Proposals, including qualifications, technical design, construction expertise, proposed delivery plan, price, skilled labor force availability, design excellence, acceptable safety record, and lifecycle cost.
4. Approve the budget reallocation for four of the seven Project components as follows: \$143,385,810 for the Rancho Los Amigos National Rehabilitation Center Seismic Retrofit Compliance and Inpatient Consolidation (Capital Project No. 69774), \$117,657,901 for the Rancho Los Amigos National Rehabilitation Center New Outpatient Facilities (Capital Project No. 69656), \$45,983,376 for the Rancho Los Amigos National Rehabilitation Center Hospital Infrastructure (Capital Project No. 69663), and \$14,908,966 for the Accessible Gymnasium Wellness and Aquatic Therapy Center (Capital Project No. 87213). The previously Board-approved total budget of \$418,418,708 for the Rancho Los Amigos National Rehabilitation Center Project remains unchanged.
5. Award the design-build contract to McCarthy Building Companies, Inc., the proposer ranked as the best value and most advantageous, and authorize the Director of Public Works, or her designee, to execute the design-build contract with McCarthy Building Companies, Inc., for a lump sum total not-to-exceed contract amount of \$218,154,570 plus a \$10,234,837 design completion allowance for a maximum contract amount of \$228,389,407.
6. Authorize the Director of Public Works, or her designee, to exercise control over the design completion allowance, including the authority to reallocate the design completion allowance into the contract sum, as appropriate, to resolve cost issues with McCarthy Building Companies, Inc., that are identified during the design phase of the Project, such as changes resulting from unforeseen conditions, including construction related impacts.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

Approval of the recommended actions will find the award and execution of the design build contract within the scope of the environmental impacts analyzed in the previously certified Environmental Impact Report (EIR) as amended by the certified Addendum (AEIR No. 1) and certified Addendum No. 2 (AEIR No. 2) to the EIR for the Rancho Los Amigos National Rehabilitation Center (RLANRC) Project, as refined; find the Wayfinding Tower exempt from the provisions of the California Environmental Quality Act (CEQA); award the design-build contract to McCarthy Building Companies, Inc. (McCarthy); and authorize the Department of Public Works (Public Works) to execute the design-build contract with McCarthy, to complete design and construction of the RLANRC Project at 7601 East Imperial Highway, Downey, California, 90242.

Background

Between April 2006 and July 2014, the Board approved various actions related to the consolidation of RLANRC inpatient and outpatient services as a cost-effective means of satisfying the seismic retrofit requirements of Senate Bill (SB) 1953 and to address the aging buildings and infrastructure on the North Campus.

- In November 2012, the Board approved the award of an architectural/engineering agreement to provide design services for the RLANRC Project components.
- Subsequently, in February 2013, the Board approved four project component budgets within the Board-approved total aggregate project budget of \$366,812,000, certified AEIR to the RLANRC Project EIR, authorized the make-ready and demolition work, and authorized the execution of consultant services agreements to pay stipends in connection with the design-build Request for Proposals (RFP) for the Project components.
- In July 2014, the Board certified AEIR No. 2 to the previously certified Final EIR, established Capital Project No. 87213 and its budget amount of \$12,250,000 for the Accessible Gymnasium, Wellness, and Aquatic Therapy Center, and revised the budget for the RLANRC Project components to include the fixed and major medical equipment, resulting in a revised total aggregate budget of \$418,418,708. The Board also approved the execution of a consultant services agreement for project and construction management, authorized the bid and award of the interim facilities lease to carry out the make-ready and demolition work, and authorized the execution of a Memorandum of Understanding for the operation of the Rancho Los Amigos Water System.

Project Progress

Since July 2014, Public Works has completed several major activities, including the following:

- Awarded contract for the demolition of buildings 700, 800, Center for Applied Rehabilitation Technology Building and underground utilities.
- Designed and awarded a contract for the lease and installation of the first increment of the modular buildings to be utilized as interim facilities for hospital services during construction.
- Evaluated Design-Build proposals and interviewed shortlisted firms by an Evaluation Committee composed of senior members from the Department of Health Services (DHS), the Chief Executive Office (CEO), and Public Works.
- Selected McCarthy, as the most responsive and responsible bidder that submitted the best value and most advantageous proposal to the County for design and construction of RLANRC Project.

RFP Selection and Proposed Design Solutions

In May 2014, Public Works issued an RFP and initiated an evaluation process to select a firm for design-build services for the RLANRC Project. After a prequalification process to select firms to provide detailed proposals and evaluation of those proposals from the qualified design-build firms, it was determined that McCarthy had submitted the best value and most advantageous design-build proposal to perform these services based upon the evaluation criteria stated in the RFP.

McCarthy's proposal included alternate design solutions in addition to the RFP's required elements. These design solutions included the relocation of designated surface parking to an addition to the existing parking structure, thus consolidating accessible parking in one location. McCarthy's proposal also recommended incorporation of an appurtenant facility, a central approximately 100-foot wayfinding plaza tower to orient patients, visitors, and staff for the entire campus. These design solutions and other items were negotiated with McCarthy, user groups from the facility, DHS, CEO, and Public Works since November 2014, and are recommended as appropriate design refinements to effectively deliver a facility to meet the patient care needs and services for the RLANRC.

Description of the negotiated credits, and negotiated refinements, are included in Attachment A and the following narrative:

- The site refinements include additional landscaping providing needed shading, rest area, more seating location, wheelchair friendly surfaces, and exterior lighting throughout. An exterior amphitheater will be located on the north side of the new Outpatient Building adjacent to the auditorium and conference centers, providing an outdoor multi-functional space that allows various patient care activities with accessible seating for approximately 50 people. It will be separated from residents to the north by a 6-foot-tall concrete masonry wall. The steps for the seating will be integrated with softscape for multi-functional use that is wheelchair accessible. Using the Outpatient Building as a back drop, it will link the auditorium/conference cluster in the Outpatient Building to create an overall gathering node within the site.
- The canopy system was also refined to offer a wider range of weather protection. Rain protection canopy was integrated into the design in high traffic areas, and sun protection canopy are offered along the main pathway.
- The Rancho Los Amigos North Campus Plan addresses the integration of the old and the new buildings, and unifying all the buildings by applying an elastomeric coating to the façade of the existing JPI Building (JPI), and parking structure with a similar color tone to the new Outpatient Building to create a cohesive campus. The signage on the existing JPI will be replaced in accordance with the new signage standards of the campus for future development. The new parking structure addition is in natural concrete to serve as a neutral palette to complement the existing and new buildings. Visual enhancements include elastomeric coating accent colors on the existing south elevator core and landscaping along the façade of the expansion of the existing parking structure to accommodate additional parking spaces and designation, and consolidation of Americans with Disabilities Act (ADA) accessible parking. Larger specimen trees along the JPI and the parking structure expansion east façade will also create a natural softening of the building.
- A collaborative and interactive effort with the users led the right-sizing of the JPI extension with a 12,923 square-foot reduction from what was initially proposed by McCarthy. However, an addition of 4,400 square feet is needed at the Outpatient Building to house 16 physicians that are currently on the medical staff providing for effective and efficient patient care services. This space was previously discussed during the space programming phase but was eliminated due to budget constraints. As it serves a vital patient care need, it was determined to be included in the revised program.
- The scoping document accounted for a code minimum retherm standby kitchen in the event of an emergency. Enlarging the standby kitchen will allow the facility to have more flexibility in cooking capacity to better meet the specialty dietary needs of their patients and staff in the event of an emergency as required by code.

A summary of changes to the Scoping Documents proposed square footage is included in Attachment A.

Design Completion Allowance

The design completion allowance is intended to facilitate the resolution of design refinements or issues identified during the design phase of the project, including any design revisions or issues concerning the County's scoping documents or changes required by jurisdictional agencies or due to unforeseen conditions discovered during design, including any increased design or construction costs.

It is recommended that \$7,120,922 be reallocated from the design completion allowance budget of \$17,355,759 to the construction budget, to fund the proposed design solutions described above.

The Board approved budget for the RLANRC Project remains unchanged from the previously approved total budget of \$418,418,708.

Green Building/Sustainable Design Program

The proposed Project will support the Board's Green Building/Sustainable Design Program by incorporating into the Project design and construction sustainable features to optimize energy and water use, enhance the sustainability of the site, improve indoor environmental quality, and maximize the use and reuse of sustainable and local resources.

Implementation of Strategic Plan Goals

The Countywide Strategic Plan directs the provision of Operational Effectiveness/Fiscal Sustainability (Goal 1), by maximizing the effectiveness of process, structure, operations, and strong fiscal management to support timely delivery of customer-oriented and effective public health services. It also directs that we ensure Community Support and Responsiveness (Goal 2), to reflect the County's continued focus on serving constituents in a proactive and responsive manner. Lastly, it directs us to provide Integrated Service Delivery (Goal 3), by maximizing opportunities to measurably improve client and community outcomes and leverage resources through the continuous integration of health, community, and public safety services.

FISCAL IMPACT/FINANCING

On July 29, 2014, the Board approved a total budget of \$418,418,708 for the Rancho Los Amigos National Rehabilitation Center Projects. This budget includes plans and specifications, plan check, demolition, construction, equipment, consultant services, Civic Arts allocation, miscellaneous expenditures, and County services. The Project Schedule and Budget Summaries are included in Attachment B.

It is recommended that \$7,120,922 be reallocated from the design completion allowance budget of \$17,355,759 to the construction budget, increasing the construction budget from \$211,033,648 to \$218,154,570, and decreasing the design completion allowance budget to \$10,234,837. The design completion allowance is intended to facilitate the resolution of design refinements or issues identified during the design phase of the RLANRC Project, including any design revisions or issues concerning the County's scoping documents or changes required by jurisdictional agencies or due to unforeseen conditions discovered during design, including any increased design or construction costs. The use

of the design completion allowance will be controlled by Public Works to reallocate funds from the design completion allowance into the contract sum.

The Board approved budget for the Rancho Los Amigos National Rehabilitation Center Project with this reallocation remains unchanged from the previously approved total budget of \$418,418,708. Approval of the recommended actions is needed to initiate final design and construction of the Project.

The Project components will be financed initially through the issuance of tax exempt commercial paper, and ultimately through the issuance of long-term, tax exempt bonds. We will return to the Board with the Treasurer and Tax Collector's recommendations on the long term financing of the RLANRC Project.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The design-build contract with McCarthy, contains terms and conditions supporting the Board's ordinances and policies, including, but not limited to: County Code Chapter 2.200, Child Support Compliance Program; County Code Chapter 2.202, Contractor Responsibility and Debarment; County Code Chapter 2.203, Contractor Employee Jury Service Program; County Code Chapter 2.206, Defaulted Property Tax Reduction Program; Board Policy No. 5.050, County's Greater Avenues for Independence (GAIN) and General Relief Opportunities for Work (GROW) Programs; Board Policy No. 5.060, Reporting of Improper Solicitations; Board Policy No. 5.110, Contract Language to Assist in Placement of Displaced County Workers; and Board Policy No. 5.135, Notice to Contract Employees of Newborn Abandonment Law (Safely Surrendered Baby Law).

As required by the Board, the RLANRC Project includes the maximum \$1,000,000 to be allocated to the Civic Arts Special Fund according to the Board's Civic Art Policy adopted on December 7, 2004 and amended on December 15, 2009.

ENVIRONMENTAL DOCUMENTATION

The original RLANRC Project was analyzed in an EIR that was certified by the Board, as lead agency, on April 7, 1992, and a Mitigation Monitoring and Reporting Program (MMRP) was adopted at the time of certification. On February 26, 2013, the Board certified AEIR No. 1 for a Refined Project, that reduced the number of licensed beds assigned to the JPI, included additional demolition of aging buildings, and allocated space for future construction of buildings to support Veteran's Administration programming. Approval of the Refined Project in 2013 analyzed in the previously certified Addendum resulted in fewer licensed hospital beds for the JPI than authorized in the project, as approved in 1992.

Further revisions to the previously approved Project were subsequently proposed, including the addition of a new stand-alone South Campus warehouse, construction of an Accessible Gymnasium, Wellness and Aquatic Therapy Center, and temporary use of modular buildings during construction to facilitate continuity of hospital services at the campus during implementation. AEIR No. 2 was certified by the Board for the refinements to the project on July 29, 2014.

As proposed by McCarthy, this phase of the Project includes final design and proposed construction of numerous elements evaluated in AEIR No. 2, including extension of the JPI, addition of an outpatient building, addition of a warehouse, addition of an Accessible Gymnasium, Wellness and Aquatic Therapy Center, parking improvements, placement of temporary modular structures during

construction, hardscape and softscape improvements, including gardens and pedestrian routes of travel and gathering spaces, and aesthetic improvements to integrate the branding and integrity of the North Campus. The proposed improvements have been reviewed by the County's environmental consultant and determined to be within the scope of the environmental impacts analyzed in the previously certified environmental documents for the Project. The Project, according to the final design will not contribute to new or substantially more adverse direct, indirect, or cumulative effects from those previously identified in the certified environmental documents and was determined to not result in new or substantially more adverse impacts. Therefore, no new EIR is required under §15164 of the State CEQA Guidelines. The previously adopted MMRP will continue to apply.

Upon the Board's approval of the recommended actions with respect to the award and execution of the design-build contract, Public Works will file a Notice of Determination in accordance with Section 21152(a) of the California Public Resources Code.

In addition, McCarthy recommended consideration of a Wayfinding Tower to be constructed in the central plaza to orient visitors both within and outside the campus. The Wayfinding Tower, a separate and independent project, is categorically exempt from the provisions of CEQA. The up to 100-foot-tall Wayfinding Tower is an appurtenant facility that was recommended by McCarthy. Therefore, the proposed Project is within a class of projects that have been determined not to have a significant effect on the environment in that it meets criteria set forth in Section 15303(a), (b) and (e) of the State CEQA Guidelines for new, small facilities or structures, as well as Class 3(b), (d) and (k) of the County's Environmental Document Reporting Procedures and Guidelines, Appendix G. In addition, the Project is not in an environmentally sensitive area, there are no cumulative impacts, unusual circumstances, or other limiting factors that would make the exemption in applicable based on the project records, nor would the proposed wayfinding cause a substantial adverse change in the significance of a historic resource.

Upon the Board's approval of the Wayfinding Tower, Public Works will file a Notice of Exemption with the Registrar-Recorder/County Clerk in accordance with Section 15062 of the State CEQA Guidelines.

The net effect of the proposed amenities has been reviewed in light of the environmental compliance documentation for the RLANRC Project and found to be in substantial conformance with overall characterization of direct, indirect, and cumulative effects of the approved project.

CONTRACTING PROCESS

On May 13, 2014, Public Works issued an RFP for design-build services. The first phase of the RFP process was the submittal of a prequalification questionnaire (Part A) by all interested design-build firms. On June 3, 2014, seven prequalification questionnaires were received for evaluation. The prequalification questionnaires were reviewed by an evaluation committee made up of members from the CEO, DHS, and Public Works. The evaluation was made based on responses to questions concerning the business type and ownership of each design-build entity, evidence of the design-builder's experience and capacity to perform projects of similar size and complexity, licenses, registration, credentials, violations of State and Federal labor codes and safety regulations, debarment, default, bankruptcy, lawsuits on public works projects in the preceding five years, and other relevant criteria. Based on the review and evaluation of the prequalification questionnaires, three firms were determined to be prequalified. In accordance with the shortlisting requirements in the RFP, the top three firms were shortlisted and invited to submit technical and cost proposals (Part B) for the RLANRC Project.

On September 9, 2014, the top three design-build firms submitted technical and cost proposals for evaluation. The technical and cost proposals were evaluated by the evaluation committee based on technical design and construction expertise, proposed delivery plans, price, life cycle costs, skilled labor force availability, acceptable safety record, design excellence, and design-build team personnel and organization. Final ranking of the proposers is listed in Attachment C. McCarthy, in its design-build proposal was found to have submitted the best value and most advantageous proposal to perform these services under the design-build delivery method, in accordance with the evaluation criteria stated in the RFP. These evaluations were completed without regard to race, creed, color, or gender.

The contract requires the contractor to pay its employees applicable prevailing wages in accordance with the California Labor Code.

McCarthy, participation data and 3-year contracting history with the County are on file with Public Works.

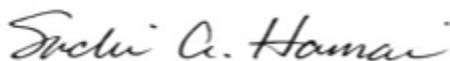
IMPACT ON CURRENT SERVICES (OR PROJECTS)

There will be no impact on current County services or projects during the performance of the recommended action.

CONCLUSION

Please return one adopted copy of this Board letter to the Chief Executive Office, Facilities and Asset Management Division; Department of Health Services, Capital Projects Division; and the Department of Public Works, Project Management Division II.

Respectfully submitted,



SACHI A. HAMAI

Interim Chief Executive Officer

SAH:TT:BMB

FC:HC:rp

Enclosures

- c: Executive Office, Board of Supervisors
- County Counsel
- Arts Commission
- Health Services
- Public Works

ATTACHMENT A

DEPARTMENT OF PUBLIC WORKS: RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER AWARD DESIGN-BUILD CONTRACT FOR FOUR PROJECT COMPONENTS

I. Description of Negotiated Credits and Refinements:

McCarthy's Original Proposed Base Price	\$ 223,748,083
<i>Negotiated Credits</i>	<i>\$ (9,012,492)</i>
<i>Negotiated Revisions</i>	<i>\$ 3,418,979</i>
Revised Proposal Price	\$ 218,154,570

Negotiated Credits	
<i>Sitework modifications - Overall</i>	<i>\$ (1,510,433)</i>
<i>JPI/JPI Remodel - Reprogram with a 12,923 BGSF reduction</i>	<i>\$ (4,259,492)</i>
<i>Updated Canopy plan</i>	<i>\$ (3,242,567)</i>
Total	<i>\$ (9,012,492)</i>

Negotiated Revisions	
<i>JPI exterior tie in with the Outpatient Building (All Elevations)</i>	<i>\$ 101,000</i>
<i>JPI interior blending with the Outpatient Building</i>	<i>\$ 25,000</i>
<i>Parking Garage exterior tie in with the Outpatient Building</i>	<i>\$ 106,526</i>
<i>16 physicians offices with a 4,400 BGSF addition</i>	<i>\$ 2,117,099</i>
<i>Amphitheatre for performing arts</i>	<i>\$ 300,000</i>
<i>Enlarged Standby Kitchen (required by code) with a 1,000 BGSF addition</i>	<i>\$ 769,354</i>
Total	<i>\$ 3,418,979</i>

II. Summary of Changes to Scoping Documents Proposed Square Footage:

BUILDINGS	TOTAL BUILDING GROSS SQUARE FEET (TBGSF)		
	Scoping Documents	Current Proposed	Variance
OUTPATIENT BUILDING	107,316	116,966	9,650
WELLNESS & AQUATIC CENTER	11,918	12,273	355
JPI EXTENSION	46,177	48,892	2,715
JPI REMODEL	22,508	22,073	-435
WAREHOUSE	12,509	13,195	686
ALL BUILDINGS	200,428	213,399	12,971

ATTACHMENT B

**DEPARTMENT OF PUBLIC WORKS:
RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER
AWARD DESIGN-BUILD CONTRACT FOR FOUR PROJECT COMPONENTS:**

PROJECT SCHEDULE

Project Activity	Previously Adopted Completion Date	Revised Completion Date
RLANRC Seismic Retrofit Compliance and Inpatient Consolidation Project (C.P. 69774)		
Programming	06/15/2009*	06/15/2009*
Scoping Documents		
Demolition Package to OSHPD	12/21/2012*	12/21/2012*
Site Investigation	09/30/2013*	09/30/2013*
Final Scoping Documents	12/31/2013*	12/31/2013*
Make Ready		
Design	09/30/2013*	09/30/2013*
Jurisdictional Approval	10/13/2014	12/10/2014*
Construction Bid and Award	10/13/2014	12/24/2014*
Construction		
Substantial Completion	08/07/2015	12/15/2015
Project Acceptance	08/21/2015	12/29/2015
Design-Build		
Design and Construction Award	12/16/2014	02/17/2015
Jurisdictional Approval	03/30/2016	03/30/2016
Construction		
Substantial Completion	06/29/2018	06/29/2018
Project Acceptance	04/30/2019	04/30/2019

ATTACHMENT B

RLANRC New Outpatient Facilities Project (C.P. 69656)

Programming	06/15/2009*	06/15/2009*
Project Scoping Documents	12/31/2013*	12/31/2013*
Design and Construction Award	12/16/2014	02/17/2015
Jurisdictional Approval	12/26/2015	12/26/2015
Construction		
Substantial Completion	04/28/2017	10/18/2017
Project Acceptance	02/28/2018	08/18/2018

RLANRC Hospital Infrastructure Project (C.P. 69663)

Programming	10/30/2013*	10/30/2013*
Project Scoping Documents	12/31/2013*	12/31/2013*
Design and Construction Award	12/16/2014	02/17/2015
Jurisdictional Approval	03/30/2016	03/30/2016
Construction		
Substantial Completion	04/28/2017	10/18/2017
Project Acceptance	08/28/2017	02/18/2018

RLANRC Accessible Gymnasium, Wellness and Aquatic Therapy Center (C.P. 87213)

Programming	N/A	12/31/2013*
Project Scoping Documents	N/A	12/31/2013*
Design and Construction Award	N/A	02/17/2015
Jurisdictional Approval	N/A	07/29/2015
Construction		
Substantial Completion	N/A	06/30/2016
Project Acceptance	N/A	08/01/2016

ATTACHMENT B

PROJECT BUDGET SUMMARY
Previously Board Approved Budget

Budget Category	RLANRC Seismic Retrofit Compliance and Inpatient Consolidation (C.P. No. 69774)	RLANRC New Outpatient Facilities (C.P. 69656)	RLANRC Hospital Infrastructure (C.P. No. 69663)	RLANRC Support Services Annex Building Renovation (C.P. No. 87150)	RLANRC Harriman Building Renovation (C.P. No. 87175)	North Campus Infrastructure and Demolition (C.P. No. 69664)	Accessible Gymnasium, Wellness and Aquatic Therapy Center (C.P. No. 87213)	Total Adopted Budget
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction								
JOC / Service Contract	\$ 21,990,017	\$ -	\$ 1,028,061	\$ 5,881,764	\$ -	\$ 9,670,375	\$ -	\$ 38,570,217
Construction Contract	\$ 80,722,484	\$ 63,920,000	\$ 20,355,111	\$ 6,486,000	\$ 26,729,600	\$ 11,200,074	\$ 8,885,000	\$ 218,298,269
Design Completion Allowance	\$ 8,072,248	\$ 6,392,000	\$ 2,035,511	\$ 648,600	\$ 2,672,960	\$ -	\$ 856,000	\$ 20,677,319
Change Orders	\$ 10,271,250	\$ 6,392,000	\$ 2,138,317	\$ 648,600	\$ 2,672,960	\$ 3,130,567	\$ 835,700	\$ 26,089,394
Proposer Stipends	\$ 975,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975,000
Equipment (Group I & II)	\$ 19,100,000	\$ 12,900,000	\$ -	\$ -	\$ -	\$ -	\$ 446,000	\$ 32,446,000
Equipment (Group III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment (Group IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment (Group V)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IT Hardware/Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telecom Hardware/Devices	\$ 686,233	\$ 1,251,143	\$ -	\$ 538,541	\$ 553,316	\$ -	\$ -	\$ 3,029,233
IT Infrastructure	\$ 980,331	\$ 1,787,346	\$ -	\$ 769,345	\$ 790,453	\$ -	\$ -	\$ 4,327,475
Applications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gordian Group	\$ 370,000	\$ -	\$ -	\$ -	\$ -	\$ 33,983	\$ -	\$ 403,983
Civic Arts	\$ 600,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Subtotal	\$ 143,767,563	\$ 93,042,489	\$ 25,557,000	\$ 14,972,850	\$ 33,419,289	\$ 24,034,999	\$ 11,022,700	\$ 345,816,890
Programming/Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plans and Specifications	\$ 4,318,000	\$ 1,082,000	\$ 2,936,000	\$ 1,781,580	\$ 3,968,420	\$ 2,588,000	\$ 269,000	\$ 16,943,000
Consultant Services								
Deputy Inspection	\$ 1,800,000	\$ 1,500,000	\$ 375,000	\$ 105,000	\$ 420,000	\$ 375,000	\$ 64,000	\$ 4,639,000
Hazardous Materials	\$ 300,000	\$ 50,000	\$ 407,500	\$ 100,000	\$ 400,000	\$ 407,500	\$ -	\$ 1,665,000
Geotech/Soils Test	\$ 300,000	\$ 210,000	\$ 175,000	\$ 45,000	\$ 180,000	\$ 175,000	\$ -	\$ 1,085,000
Material Testing	\$ 500,000	\$ 500,000	\$ 175,000	\$ 50,000	\$ 200,000	\$ 175,000	\$ 30,000	\$ 1,630,000
Cost Estimating	\$ 500,000	\$ 320,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 1,020,000
Topographic Surveys	\$ 200,000	\$ 225,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 625,000
Construction Management (Jacobs)	\$ 5,798,726	\$ 3,743,900	\$ 1,317,278	\$ 807,382	\$ 2,015,437	\$ 1,317,277	\$ -	\$ 15,000,000
Public Relation & Community Outreach								\$ -
Rancho Onsite Full Coordinator								\$ -
Labor Compliance	\$ 369,350	\$ 229,937	\$ 83,750	\$ 45,000	\$ 105,000	\$ 83,750	\$ 26,000	\$ 942,787
Subtotal	\$ 9,768,076	\$ 6,778,837	\$ 2,633,528	\$ 1,152,382	\$ 3,320,437	\$ 2,833,527	\$ 120,000	\$ 26,606,787
Miscellaneous Expenditures								
Countywide Contract Compliance	\$ 250,000	\$ 135,000	\$ 54,000	\$ 20,000	\$ 75,000	\$ 54,000	\$ 28,000	\$ 616,000
Printing	\$ 350,000	\$ 110,000	\$ 117,500	\$ 25,000	\$ 50,000	\$ 117,500	\$ -	\$ 770,000
Subtotal	\$ 600,000	\$ 245,000	\$ 171,500	\$ 45,000	\$ 125,000	\$ 171,500	\$ 28,000	\$ 1,386,000
Jurisdictional Review /Plan Check/Permit								
Regional Planning	\$ 30,000	\$ 30,000	\$ 10,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ 7,600	\$ 112,600
Fire Department	\$ 150,000	\$ 250,000	\$ 30,000	\$ 50,000	\$ 150,000	\$ 150,000	\$ 38,100	\$ 818,100
Health Department	\$ 150,000	\$ 70,000	\$ 10,000	\$ 10,000	\$ 20,000	\$ 10,000	\$ 7,600	\$ 277,600
Air Quality Management District	\$ 35,000	\$ 35,000	\$ 22,500	\$ 10,000	\$ 23,000	\$ 22,500	\$ 7,600	\$ 155,600
State Water Resources Board	\$ 35,000	\$ 35,000	\$ 15,000	\$ 10,000	\$ 23,000	\$ 15,000	\$ 7,600	\$ 140,600
Land Development Support Services	\$ 35,000	\$ 100,000	\$ 20,000	\$ 10,000	\$ 25,000	\$ 180,000	\$ 7,600	\$ 377,600
OSHPD	\$ 2,500,000	\$ 430,000	\$ 160,000	\$ -	\$ 250,000	\$ 500,000	\$ -	\$ 3,840,000
Building and Safety Plan Check	\$ 108,000	\$ 410,000	\$ 142,000	\$ 94,000	\$ 376,000	\$ 142,000	\$ 71,700	\$ 1,343,700
Subtotal	\$ 3,043,000	\$ 1,360,000	\$ 409,500	\$ 194,000	\$ 882,000	\$ 1,029,500	\$ 147,800	\$ 7,065,800
County Services								
Code Compliance	\$ 1,400,000	\$ 3,100,000	\$ 500,000	\$ 240,000	\$ 960,000	\$ 1,200,000	\$ 208,000	\$ 7,608,000
Design Review	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Contract Administration	\$ 250,000	\$ 242,000	\$ 115,000	\$ 60,000	\$ 100,000	\$ 115,000	\$ 82,500	\$ 964,500
Project Management	\$ 2,500,000	\$ 800,000	\$ 500,000	\$ 400,000	\$ 600,000	\$ 900,000	\$ 264,700	\$ 5,964,700
Project Management Support Services	\$ 1,800,000	\$ 300,000	\$ 180,000	\$ 50,000	\$ 100,000	\$ 180,000	\$ 33,100	\$ 2,643,100
ISD ITS Communications	\$ 85,431	\$ 95,085	\$ 29,762	\$ 17,514	\$ 27,183	\$ 25,364	\$ 11,600	\$ 291,939
Project Technical Support	\$ 344,494	\$ 263,877	\$ 100,630	\$ 44,760	\$ 123,840	\$ 167,030	\$ 29,600	\$ 1,074,231
Consultant Contract Recovery	\$ 630,000	\$ 604,200	\$ 133,080	\$ 49,800	\$ 186,600	\$ 217,080	\$ 33,000	\$ 1,853,760
Others (Contingency)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 7,009,925	\$ 5,405,162	\$ 1,558,472	\$ 862,074	\$ 2,097,623	\$ 3,004,474	\$ 662,500	\$ 20,600,230
Revised Total	\$ 168,506,564	\$ 107,913,489	\$ 33,266,000	\$ 19,007,886	\$ 43,812,769	\$ 33,662,000	\$ 12,250,000	\$ 418,418,708

ATTACHMENT B**PROJECT BUDGET SUMMARY
Budget Reallocation Comparison**

Budget Category	Total Revised Budget (C.P. No. 69774, 69656, 69663, 87213, 69664, 87150 & 87175)		
	Adopted Budget	Impact of This Action	Revised Budget
Construction			
Construction Contract	\$ 173,882,595	\$ 20,460,059	\$ 194,342,654
Equipment (Group I & II)	\$ 32,446,000	\$ (10,920,734)	\$ 21,525,266
Telecom Hardware/Devices	\$ 1,937,376	\$ (1,756,876)	\$ 180,500
IT Infrastructure	\$ 2,767,677	\$ (661,527)	\$ 2,106,150
Subtotal	\$ 211,033,648	\$ 7,120,922	\$ 218,154,570
Design Completion Allowance	\$ 17,355,759	\$ (7,120,922)	\$ 10,234,837
Total McCarthy Design-Build Price	\$ 228,389,407	\$ -	\$ 228,389,407
Other Budget Categories Amount	\$ 93,546,646	\$ -	\$ 93,546,646
TOTAL DESIGN-BUILD BUDGET	\$ 321,936,053	\$ -	\$ 321,936,053
RLANRC Support Services Annex Building Renovation (C.P. No. 87150)	\$ 19,007,886	\$ -	\$ 19,007,886
RLANRC Harriman Building Renovation (C.P. No. 87175)	\$ 43,812,769	\$ -	\$ 43,812,769
North Campus Infrastructure and Demolition (C.P. No. 69664)	\$ 33,662,000	\$ -	\$ 33,662,000
TOTAL PROGRAM BUDGET	\$ 418,418,708	\$ -	\$ 418,418,708

Budget Category	RLANRC Seismic Retrofit Compliance and Inpatient Consolidation (C.P. No. 69774)			RLANRC New Outpatient Facilities (C.P. 69656)		
	Adopted Budget	Impact of This Action	Revised Budget	Adopted Budget	Impact of This Action	Revised Budget
Construction						
Construction Contract	\$ 80,722,484	\$ (13,516,315)	\$ 67,206,169	\$ 63,920,000	\$ 19,708,371	\$ 83,628,371
Equipment (Group I & II)	\$ 19,100,000	\$ (5,952,578)	\$ 13,147,422	\$ 12,900,000	\$ (4,527,321)	\$ 8,372,679
Telecom Hardware/Devices	\$ 686,233	\$ (619,733)	\$ 66,500	\$ 1,251,143	\$ (1,146,643)	\$ 104,500
IT Infrastructure	\$ 980,331	\$ (30,331)	\$ 950,000	\$ 1,787,346	\$ (968,446)	\$ 818,900
Subtotal	\$101,489,048	\$ (20,118,957)	\$ 81,370,091	\$ 79,858,489	\$ 13,065,961	\$ 92,924,450
Design Completion Allowance	\$ 8,072,248	\$ (5,001,797)	\$ 3,070,451	\$ 6,392,000	\$ (3,321,549)	\$ 3,070,451
Total McCarthy Design-Build Price	\$109,561,296	\$ (25,120,754)	\$ 84,440,542	\$ 86,250,489	\$ 9,744,412	\$ 95,994,901
Other Budget Categories Amount	\$ 58,945,268	\$ -	\$ 58,945,268	\$ 21,663,000	\$ -	\$ 21,663,000
TOTAL DESIGN-BUILD BUDGET	\$168,506,564	\$ (25,120,754)	\$143,385,810	\$107,913,489	\$ 9,744,412	\$117,657,901

Budget Category	RLANRC Hospital Infrastructure (C.P. No. 69663)			Accessible Gymnasium, Wellness and Aquatic Therapy Center (C.P. No. 87213)		
	Adopted Budget	Impact of This Action	Revised Budget	Adopted Budget	Impact of This Action	Revised Budget
Construction						
Construction Contract	\$ 20,355,111	\$ 11,909,177	\$ 32,264,288	\$ 8,885,000	\$ 2,358,826	\$ 11,243,826
Equipment (Group I & II)	\$ -	\$ -	\$ -	\$ 446,000	\$ (440,835)	\$ 5,165
Telecom Hardware/Devices	\$ -	\$ -	\$ -	\$ -	\$ 9,500	\$ 9,500
IT Infrastructure	\$ -	\$ 285,000	\$ 285,000	\$ -	\$ 52,250	\$ 52,250
Subtotal	\$ 20,355,111	\$ 12,194,177	\$ 32,549,288	\$ 9,331,000	\$ 1,979,741	\$ 11,310,741
Design Completion Allowance	\$ 2,035,511	\$ 523,199	\$ 2,558,710	\$ 856,000	\$ 679,225	\$ 1,535,225
Total McCarthy Design-Build Price	\$ 22,390,622	\$ 12,717,376	\$ 35,107,998	\$ 10,187,000	\$ 2,658,966	\$ 12,845,966
Other Budget Categories Amount	\$ 10,875,378	\$ -	\$ 10,875,378	\$ 2,063,000	\$ -	\$ 2,063,000
TOTAL DESIGN-BUILD BUDGET	\$ 33,266,000	\$ 12,717,376	\$ 45,983,376	\$ 12,250,000	\$ 2,658,966	\$ 14,908,966

ATTACHMENT B

PROJECT BUDGET SUMMARY

Revised Total Budget Recommended For Approval

Budget Category	RLANRC Seismic Retrofit Compliance and Inpatient Consolidation (C.P. No. 69774)	RLANRC New Outpatient Facilities (C.P. 69656)	RLANRC Hospital Infrastructure (C.P. No. 69663)	RLANRC Support Services Annex Building Renovation (C.P. No. 87150)	RLANRC Harriman Building Renovation (C.P. No. 87175)	North Campus Infrastructure and Demolition (C.P. No. 69664)	Accessible Gymnasium, Wellness and Aquatic Therapy Center (C.P. No. 87213)	Total Revised Budget
Land Acquisition	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Construction								
JOC / Service Contract	\$ 21,990,017	\$ -	\$ 1,028,061	\$ 5,881,764	\$ -	\$ 9,670,375	\$ -	\$ 38,570,217
Construction Contract	\$ 67,206,169	\$ 83,628,371	\$ 32,264,288	\$ 6,486,000	\$ 26,729,600	\$ 11,200,074	\$ 11,243,826	\$ 238,758,328
Design Completion Allowance	\$ 3,070,451	\$ 3,070,451	\$ 2,558,710	\$ 648,600	\$ 2,672,960	\$ -	\$ 1,535,225	\$ 13,556,397
Change Orders	\$ 10,271,250	\$ 6,392,000	\$ 2,138,317	\$ 648,600	\$ 2,672,960	\$ 3,130,567	\$ 835,700	\$ 26,089,394
Proposer Stipends	\$ 975,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975,000
Equipment (Group I & II)	\$ 13,147,422	\$ 8,372,679	\$ -	\$ -	\$ -	\$ -	\$ 5,165	\$ 21,525,266
Equipment (Group III)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment (Group IV)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Equipment (Group V)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
IT Hardware/Devices	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Telecom Hardware/Devices	\$ 66,500	\$ 104,500	\$ -	\$ 538,541	\$ 553,316	\$ -	\$ 9,500	\$ 1,272,357
IT Infrastructure	\$ 950,000	\$ 818,900	\$ 285,000	\$ 769,345	\$ 790,453	\$ -	\$ 52,250	\$ 3,665,948
Applications	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Gordian Group	\$ 370,000	\$ -	\$ -	\$ -	\$ -	\$ 33,983	\$ -	\$ 403,983
Civic Arts	\$ 600,000	\$ 400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,000,000
Subtotal	\$ 118,646,809	\$ 102,786,901	\$ 38,274,376	\$ 14,972,850	\$ 33,419,289	\$ 24,034,999	\$ 13,681,666	\$ 345,816,890
Programming/Development	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plans and Specifications	\$ 4,318,000	\$ 1,082,000	\$ 2,936,000	\$ 1,781,580	\$ 3,968,420	\$ 2,588,000	\$ 269,000	\$ 16,943,000
Consultant Services								
Deputy Inspection	\$ 1,800,000	\$ 1,500,000	\$ 375,000	\$ 105,000	\$ 420,000	\$ 375,000	\$ 64,000	\$ 4,639,000
Hazardous Materials	\$ 300,000	\$ 50,000	\$ 407,500	\$ 100,000	\$ 400,000	\$ 407,500	\$ -	\$ 1,665,000
Geotech/Soils Test	\$ 300,000	\$ 210,000	\$ 175,000	\$ 45,000	\$ 180,000	\$ 175,000	\$ -	\$ 1,085,000
Material Testing	\$ 500,000	\$ 500,000	\$ 175,000	\$ 50,000	\$ 200,000	\$ 175,000	\$ 30,000	\$ 1,630,000
Cost Estimating	\$ 500,000	\$ 320,000	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 1,020,000
Topographic Surveys	\$ 200,000	\$ 225,000	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 625,000
Construction Management (Jacobs)	\$ 5,798,726	\$ 3,743,900	\$ 1,317,278	\$ 807,382	\$ 2,015,437	\$ 1,317,277	\$ -	\$ 15,000,000
Public Relation & Community Outreach								\$ -
Rancho Onsite Full Coordinator								\$ -
Labor Compliance	\$ 369,350	\$ 229,937	\$ 83,750	\$ 45,000	\$ 105,000	\$ 83,750	\$ 26,000	\$ 942,787
Subtotal	\$ 9,768,076	\$ 6,778,837	\$ 2,633,528	\$ 1,152,382	\$ 3,320,437	\$ 2,833,527	\$ 120,000	\$ 26,606,787
Miscellaneous Expenditures								
Countywide Contract Compliance	\$ 250,000	\$ 135,000	\$ 54,000	\$ 20,000	\$ 75,000	\$ 54,000	\$ 28,000	\$ 616,000
Printing	\$ 350,000	\$ 110,000	\$ 117,500	\$ 25,000	\$ 50,000	\$ 117,500	\$ -	\$ 770,000
Subtotal	\$ 600,000	\$ 245,000	\$ 171,500	\$ 45,000	\$ 125,000	\$ 171,500	\$ 28,000	\$ 1,386,000
Jurisdictional Review /Plan Check/Permit								
Regional Planning	\$ 30,000	\$ 30,000	\$ 10,000	\$ 10,000	\$ 15,000	\$ 10,000	\$ 7,600	\$ 112,600
Fire Department	\$ 150,000	\$ 250,000	\$ 30,000	\$ 50,000	\$ 150,000	\$ 150,000	\$ 38,100	\$ 818,100
Health Department	\$ 150,000	\$ 70,000	\$ 10,000	\$ 10,000	\$ 20,000	\$ 10,000	\$ 7,600	\$ 277,600
Air Quality Management District	\$ 35,000	\$ 35,000	\$ 22,500	\$ 10,000	\$ 23,000	\$ 22,500	\$ 7,600	\$ 155,600
State Water Resources Board	\$ 35,000	\$ 35,000	\$ 15,000	\$ 10,000	\$ 23,000	\$ 15,000	\$ 7,600	\$ 140,600
Land Development Support Services	\$ 35,000	\$ 100,000	\$ 20,000	\$ 10,000	\$ 25,000	\$ 180,000	\$ 7,600	\$ 377,600
OSHPD	\$ 2,500,000	\$ 430,000	\$ 160,000	\$ -	\$ 250,000	\$ 500,000	\$ -	\$ 3,840,000
Building and Safety Plan Check	\$ 108,000	\$ 410,000	\$ 142,000	\$ 94,000	\$ 376,000	\$ 142,000	\$ 71,700	\$ 1,343,700
Subtotal	\$ 3,043,000	\$ 1,360,000	\$ 409,500	\$ 194,000	\$ 882,000	\$ 1,029,500	\$ 147,800	\$ 7,065,800
County Services								
Code Compliance	\$ 1,400,000	\$ 3,100,000	\$ 500,000	\$ 240,000	\$ 960,000	\$ 1,200,000	\$ 208,000	\$ 7,608,000
Design Review	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000
Contract Administration	\$ 250,000	\$ 242,000	\$ 115,000	\$ 60,000	\$ 100,000	\$ 115,000	\$ 82,500	\$ 964,500
Project Management	\$ 2,500,000	\$ 800,000	\$ 500,000	\$ 400,000	\$ 600,000	\$ 900,000	\$ 264,700	\$ 5,964,700
Project Management Support Services	\$ 1,800,000	\$ 300,000	\$ 180,000	\$ 50,000	\$ 100,000	\$ 180,000	\$ 33,100	\$ 2,643,100
ISD ITS Communications	\$ 85,431	\$ 95,085	\$ 29,762	\$ 17,514	\$ 27,183	\$ 25,364	\$ 11,600	\$ 291,939
Project Technical Support	\$ 344,494	\$ 263,877	\$ 100,630	\$ 44,760	\$ 123,840	\$ 167,030	\$ 29,600	\$ 1,074,231
Consultant Contract Recovery	\$ 630,000	\$ 604,200	\$ 133,080	\$ 49,800	\$ 186,600	\$ 217,080	\$ 33,000	\$ 1,853,760
Others (Contingency)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal	\$ 7,009,925	\$ 5,405,162	\$ 1,558,472	\$ 862,074	\$ 2,097,623	\$ 3,004,474	\$ 662,500	\$ 20,600,230
Revised Total	\$ 143,385,810	\$ 117,657,901	\$ 45,983,376	\$ 19,007,886	\$ 43,812,769	\$ 33,662,000	\$ 14,908,966	\$ 418,418,708

ATTACHMENT C

DEPARTMENT OF PUBLIC WORKS: RANCHO LOS AMIGOS NATIONAL REHABILITATION CENTER AWARD DESIGN-BUILD CONTRACT FOR FOUR PROJECT COMPONENTS

The Project consists of the renovation of the existing acute care facility, the Jacqueline Perry Institute Hospital to consolidate the inpatient care and reduce the number of licensed hospital beds, while upgrading the hospital's services and structurally improving the building in order to bring it in line with state SB 1953 requirements. To house all inpatient care facilities under one roof a new wing with the JPI Extension project.

As a complement to the consolidation of the inpatient programs, the new Outpatient facility will house the non-acute treatment facilities at RLANRC. To meet the therapeutic needs of patients, a Wellness and Aquatic Center will be constructed as a separate building to support the Rehabilitation program on site.

In support of the construction activities, the final Capital Project entails upgrades to the campus-wide infrastructure to serve the existing, new, and future buildings of the North Campus. Additionally, a new Warehouse Building is to be constructed as a service building for the North Campus.

Request for Proposal Date: May 13, 2014

Proposer Ranking from Most Advantageous to Least:

	<u>Informed Average Score</u>	<u>Proposed Cost</u>
1. McCarthy, Building Companies, Inc.	730	\$223,748,083
2. Swinerton Builders	617	\$196,800,000
3. DPR Turner, A Joint Venture	576	\$195,540,000

The design-build agreement for the construction of the Rancho Los Amigos National Rehabilitation Center Project will be issued to McCarthy Building Companies, Inc., for a lump sum total not-to-exceed contract amount of \$218,154,570 plus a \$10,234,837 design completion allowance for a maximum contract amount of \$228,389,407. The Board approved budget for the Rancho Los Amigos National Rehabilitation Center Project remains unchanged from the previously approved budget of \$418,418,708